

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, APRIL 26, 2001**

PRESENT:       John R. Byers, Mount Vernon District  
                  Suzanne F. Harsel, Braddock District  
                  John B. Kelso, Lee District  
                  Ronald W. Koch, Sully District  
                  Ilryong Moon, Commissioner At-Large  
                  Peter F. Murphy, Jr., Springfield District  
                  Linda Q. Smyth, Providence District  
                  Laurie Frost Wilson, Commissioner At-Large

ABSENT:        Walter L. Alcorn, Commissioner At-Large  
                  Joan M. DuBois, Dranesville District  
                  Janet R. Hall, Mason District  
                  John M. Palatiello, Hunter Mill District

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The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ-2000-MV-066, FDP-2000-MV-066, AND PCA-1996-MV-037-4 , SOUTH STATION LLC, BE DEFERRED TO A DATE CERTAIN OF JUNE 20, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ-2000-MV-045 AND FDP-2000-MV-045, LORTON VALLEY LC, BE DEFERRED TO A DATE CERTAIN OF MAY 17, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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Commissioner Wilson MOVED THAT THE PUBLIC HEARING ON ZONING ORDINANCE/PUBLIC FACILITIES MANUAL AMENDMENTS BE DEFERRED TO A DATE CERTAIN OF MAY 23, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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Commissioner Harsel MOVED THAT MINUTES FOR JULY 12, 13, 19, 20, 26 AND 27, 2000 BE APPROVED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD OF ZONING APPEALS DEFER THEIR DECISION ON VC-01-L-030, GOVERNOR HILLS, LLC, FROM MAY 1, 2001 TO MAY 8, 2001 TO ALLOW THE PLANNING COMMISSION AN OPPORTUNITY TO HOLD AN ADMINISTRATIVE REVIEW ON ASSOCIATED MATTERS ON MAY 3, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION, ON BEHALF OF THE JOINT COMMITTEE ON SCHOOL FACILITIES, RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD FUND A STUDY THAT WOULD IDENTIFY WAYS IN WHICH NEW DEVELOPMENT COULD PROVIDE REASONABLE CONTRIBUTIONS FOR ADDRESSING THE CAPITAL FACILITY NEEDS FOR PUBLIC SCHOOLS WHICH RESULT FROM THAT DEVELOPMENT.

Commissioner Byers seconded the motion which carried by a vote of 6-0-2 with Commissioners Harsel and Murphy abstaining; Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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FS-V01-3 - XM SATELLITE, 2000 Huntington Avenue

Commissioner Byers MOVED THE PLANNING COMMISSION CONCUR WITH THE RECOMMENDATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY XM SATELLITE RADIO, AS AMENDED BY LETTER DATED FEBRUARY 26, 2001, FOR THE RIVERSIDE PARK APARTMENT BUILDING, LOCATED AT 2000 HUNTINGTON

AVENUE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN” PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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FSA-P99-20-1 - AT&T, 3351 Gallows Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY AT&T WIRELESS SERVICES FOR THE TELECOMMUNICATIONS FACILITY LOCATED ON VIRGINIA POWER PROPERTY AT 3351 GALLOWES ROAD, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-P99-20 ON OCTOBER 13, 1999. THEREFORE, IT IS RECOMMENDED THAT THE MODIFICATIONS BE CONSIDERED A “FEATURE SHOWN” PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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FS-S00-109 - METRICOM, 9211 Old Keene Mill Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FS-S00-109.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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FS-S00-120 - VOICESTREAM, Lee Chapel Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION ON ITEM FS-S00-120.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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FSA-24-1 - VERIZON, 4050 Westfax Drive

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT THE MODIFICATION PROPOSED BY VERIZON WIRELESS FOR A TELECOMMUNICATIONS FACILITY LOCATED AT 4050 WESTFAX DRIVE, CHANTILLY, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION AS A "FEATURE SHOWN" ON FEBRUARY 9, 1995.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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456A-Y96-18-1 - VERIZON, Ordway/Bull Run Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATIONS FACILITY, LOCATED WEST OF ORDWAY ROAD AT BULL RUN REGIONAL PARK, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER 456-Y96-18 ON FEBRUARY 26, 1997. THEREFORE, THE MODIFICATIONS SHOULD BE CONSIDERED IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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RZ/FDP-1999-MV-053 - JCE, INC. (Decision Only)

(The public hearing on these applications was held on March 22, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-1999-MV-053, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN ATTACHMENT 2 OF THE STAFF REPORT ADDENDUM.

Commissioner Kelso seconded the motion which carried by a vote of 6-1-1 with Commissioner Wilson opposed; Commissioner Harsel abstaining; Commissioners Alcorn, DuBois, Hall, and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-MV-053, SUBJECT TO THE APPROVAL OF THE RZ-1999-MV-053 AND THE CDP BY THE BOARD OF SUPERVISORS.

Commissioner Kelso seconded the motion which carried by a vote of 6-1-1 with Commissioner Wilson opposed; Commissioner Harsel abstaining; Commissioners Alcorn, DuBois, Hall, and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE MAXIMUM LENGTH OF PRIVATE STREETS PURSUANT TO PROVISIONS OF SECTION 11-302 OF THE ZONING ORDINANCE.

Commissioner Kelso seconded the motion which carried by a vote of 6-1-1 with Commissioner Wilson opposed; Commissioner Harsel abstaining; Commissioners Alcorn, DuBois, Hall, and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD AUTHORIZE THE RELEASE OF FUNDS FROM THE SO CALLED LORTON AREA ROAD FUND FOR INTERIM IMPROVEMENTS TO SILVERBROOK ROAD ADDRESSED IN THE DRAFT PROFFERS FOR THE REZONING.

Commissioner Kelso seconded the motion which by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, DuBois, Hall, and Palatiello absent from the meeting.

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Secretary Harsel noted that there was only one item on the agenda:

1. SEA-81-P-021-3 - GESHER JEWISH DAY SCHOOL OF NORTHERN VIRGINIA, JEWISH COMMUNITY CENTER OF NORTHERN VIRGINIA.

This order was accepted without objection.

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Commissioner Smyth announced that she would be handling this case in the absence of Commissioner Hall.

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SEA-81-P-021-3 - GESHER JEWISH DAY SCHOOL OF NORTHERN VIRGINIA, JEWISH COMMUNITY CENTER OF NORTHERN VIRGINIA - Appl. under Sect. 3-104 of the Zoning Ord. to amend SE-81-P-021 previously approved for a private school of general education and public benefit assn. to permit modification of development conditions on

property located at 8900 Little River Tnpk. on approx. 6.21 ac. zoned R-1.  
Tax Map 58-4((1))65A. MASON DISTRICT. PUBLIC HEARING.

Ms. Marie Travesky, with Travesky and Associates, reaffirmed the affidavit dated January 3, 2001. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Travesky stated that the first extension of time allowed under a special exception application approved by the Board of Supervisors in 1993 had expired on March 22, 1999 at which time the school could have requested a four year extension, but neglected to do so. Therefore, she said they were now requesting the re-establishment of the use and that all other development conditions would remain in full force and effect. She explained that the school was requesting the extension be valid through July 1, 2003 rather than March 22, 2003, to coincide with the end of the school year. She noted that this change had the support of the Mason District Land Use Committee. She pointed out that the school had noticed the lapse itself and had not been cited for being in violation of the special exception conditions. In conclusion, Ms. Travesky said the school was in the final stages of selecting a new site and urged reinstatement of the special exception application.

In response to a question from Commissioner Harsel, Ms. Travesky said that although the Jewish Community Center had been part of the original application, the only matter being addressed tonight was the re-establishment of the school use.

Ms. Travesky responded to a question from Commissioner Byers concerning the natural lighting of the classrooms.

Chairman Murphy called the first listed speaker.

Mr. Gary Denking, 3915 Laro Court, Fairfax, representing landowners adjacent to the Jewish Community Center and the Gesher School, expressed support for an extension of the special exception approval, but was opposed to a four year extension being granted from the date of approval by the Board of Supervisors. He said to do so would violate Development Condition Number 31 which stated that approval would be effective for only nine years. He added, however, that he had no objection to an expiration date of July 1, 2003.

Ms. Mary Schmidt, 13943 Marblestone Drive, Clifton, representing the Bethlehem Lutheran Church, expressed support for the application. (A copy of her remarks is in the date file.)

There were no further speakers. There were no comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and

recognized Commissioner Smyth for action on this item in the absence of Commissioner Hall.  
(Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-81-P-021-3, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 19, 2001, WITH TWO CHANGES:

THE SECOND LINE OF THE FIRST PARAGRAPH OF THE CONDITIONS WHERE IT SAYS: "IN THE NUMBER OF THE GESHER SCHOOL" SHOULD READ: "IN THE NAME OF THE GESHER SCHOOL."  
THE SECOND CHANGE IN CONDITION 31, STRIKE THE FIRST SENTENCE OF THE CONDITION AND REPLACE IT WITH: "THE APPROVAL OF THE PORTION OF THE SPECIAL EXCEPTION AMENDMENT, SEA-81-P-021-3, FOR THE PRIVATE SCHOOL OF GENERAL EDUCATION, WILL BE VALID UNTIL JULY 1, 2003."

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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The meeting was adjourned at 9:06 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: March 13, 2002

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission